

**ORDINANCE NO. 20080228-118**

**AN ORDINANCE GRANTING A LIMITED ADJUSTMENT FOR THE ENCINO TRACE DEVELOPMENT LOCATED AT 5707 SOUTHWEST PARKWAY UNDER CITY CODE SECTIONS 25-8-518, 25-1-251, AND 25-1-252.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** After a public hearing as required by City Code Sections 25-8-518 and 25-1-252, the City Council finds that the Encino Trace development, site plan number SP-2008-0002C, requires a minimum adjustment to the application of Chapter 25-8, Subchapter A, Article 12 (*Save Our Springs Initiative*) as provided in this ordinance to comply with federal and state constitutional provisions and provide maximum protection of water quality.

**PART 2.** Construction of an access drive from Southwest Parkway is permitted to cross the critical water quality zone and water quality transition zone subject to the following conditions:

1. The access drive shall be located no further than 170 feet west of the northeast corner of the property.
2. The area of disturbance associated with construction of the access drive shall be located no further than 225 feet west of the northeast corner of the property.
3. The pavement width of the access drive shall not exceed 48 feet.
4. The access drive shall be constructed in accordance with Site Plan Number SPC-2008-0002C.

**PART 3.** Construction and placement of utility lines is permitted to cross the critical water quality zone and water quality transition zone subject to the following conditions:

1. Utility lines may be located along the north property line parallel to Southwest Parkway. The area of disturbance associated with construction of the utility line shall be located no more than 30 feet from the northern property line.
2. Utility lines may be located parallel and west of the access drive. The area of disturbance associated with construction of the utility lines shall be located no further than 240 feet west of the northeast corner of the property.

3. Utility lines shall be constructed in accordance with Site Plan Number SPC-2008-0002C.

**PART 4.** The limited adjustment granted by this ordinance is conditioned on all development on the property adhering to the Austin Energy Green Building program to achieve a minimum of a 2 star rating.

**PART 5.** The Encino Trace development project, site plan number SP-2008-0002C, must demonstrate to City development review staff that it will result in no increase in average annual loadings of the constituents listed in the City Code Section 25-8-514(A).

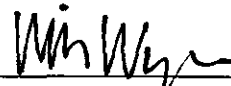
**PART 6.** Approval of this limited adjustment does not constitute approval of a development permit.

**PART 7.** This ordinance takes effect on March 10, 2008.

**PASSED AND APPROVED**

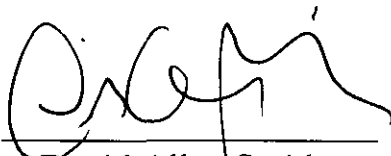
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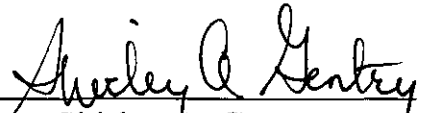
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk